

## CHAPTER 5

### ZONING STANDARDS FOR SIGNS

**15-5-010      Agricultural and Residential Zones.**

**15-5-020      Business and Special Use Zones.**

**15-5-030      Commercial Zones.**

**15-5-040      Manufacturing Zone.**

**15-5-010      Agricultural and Residential Zones.**

Signs in Agricultural Districts A and AE, and Residential Districts R-S-20, R-S-15, R-S, R-1-8, R-2, R-4, and R-8 are subject to all standards set forth in this Title and to the following additional standards.

(1) Except as otherwise provided in Subsection (9) only the following signs are permitted in Agricultural and Residential Districts:

- i. Monument Signs;
- ii. Nameplate Signs;
- iii. Open House Signs;
- iv. Political Signs;
- v. Project Identification Signs;
- vi. Property Signs; and
- vii. Temporary Signs advertising garage or yard sales, craft boutiques, or sale of fruits and vegetables during the normal harvest season.

(2) Apartment developments, condominium projects, and residential subdivisions may have one Project Identification Sign indicating only the name of the development. Such signs shall be either Wall or Monument Signs and shall be not more than 32 square feet in size.

(3) Nameplate Sign may be used for each dwelling unit. No permanent signs other than nameplates are permitted on individual lots.

(4) One Monument or Wall Sign, not to exceed 32 square feet, may be permitted in conjunction with a public use, quasi-public use, or public utility installation.

(5) One Monument or Wall Sign, not to exceed 32 square feet, may be permitted for a day-care center or professional office in an R-4 or R-8 zone.

(6) Temporary Signs advertising sale of fruits and vegetables during the normal harvest season shall not exceed a total of 32 square feet for all signs on the premises.

(7) Temporary home occupations, such as garage or yard sales or craft boutiques, may have a maximum of one temporary on-premise sign and two temporary off-premise signs for each event. Each sign shall not exceed 6 square feet in area. The number of events on an individual residential lot shall not exceed four in any calendar year.

(8) No sign shall be located closer than ten feet (10') to any property line.

(9) Additional signs for office and commercial uses in the R-4 and R-8 Districts shall be permitted in accordance with Section 15-5-020(2)-(7).

#### **15-5-020 Business and Special Use Zones.**

The Business District B-R and Special Use Districts B and S-R are considered to be unique districts in the City and, as such, allow a mix of residential, office, and low intensity commercial uses. Signs in these districts are subject to all standards set forth in this Title and to the following additional standards:

(1) Signs for residential uses and developments in these Districts shall be limited to those types listed in Section 15-5-010.

(2) For office and commercial uses in these Districts, only the following additional signs are permitted:

- i. Awning Signs;
- ii. Changeable Copy Signs;
- iii. Directory Signs;
- iv. Identification Signs;
- (e) Project Identification Signs;
- (f) Projecting Signs;
- (g) Temporary Signs;
- (h) Service Signs; and
- (i) Wall Signs.

(3) Ground signs, as defined herein, are not permitted.

(4) The minimum setback from front property lines shall be ten feet (10'). If widening of public streets is planned or projected, this setback shall be measured from the future right-of-way line.

(5) The maximum area of Wall Signs shall not exceed ten percent (10%) of the front building face of a main building and five percent (5%) of not more than one additional building face. For the purpose of this Title, canopies over gasoline islands shall be considered accessory structures and may have Wall Signs incorporated into them which cover not more than twenty

percent (20%) of the fascia of the roof portion of such structures.

(6) Each business or commercial complex may have one monument sign for each separate public street frontage. Such signs shall be set back a minimum of twenty-five feet (25') from side property lines.

(7) When Site Plan Review is required for a proposed development, a master plan for signs shall be included with the application.

(8) Exceptions to the provisions of this Section may be made for signs for office and commercial uses within the Business Residential (B-R) Zone. Such exceptions shall be requested and reviewed in accordance with the conditional use permit process set forth in Chapter 8 of the City Zoning Ordinance. This exception is founded upon the provisions of the Downtown Master Plan for Farmington City. As noted in the Downtown Master Plan, the downtown area of the City contains mixed and diverse uses necessitating and requiring flexibility and discretion in implementing and allowing special deviations from standard requirements of the Zoning Ordinance and other regulations in this area.

#### **15-5-025 Business Park Zone.**

Signs in the Business Park (B-P) District are subject to all standards set forth in this Title and to the following additional standards.

(1) Signs for residential uses and developments in the B-P District shall be limited to those types listed in Section 15-5-010.

(2) For office and commercial uses in the B-P District, the following additional signs are permitted:

- (a) all signs listed in Section 15-5-020;
- (b) electronic message signs; and
- (c) neon signs.

(3) All signs shall be set back ten feet (10') from existing or future public street right-of-way lines. Setback shall be measured from the right-of-way line to the nearest part of the sign extending toward such line.

(4) No projection of any sign shall be allowed into the required side yard where the B-

P District abuts any residential zone or residential use.

(5) The maximum area of Wall Signs on main buildings shall not exceed ten percent (10%) of the front face and five percent (5%) of any other building face. For the purpose of this Title, canopies over gasoline islands shall be considered accessory structures and may have Wall

Signs incorporated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures.

#### **15-5-030 Commercial Zones.**

For the purpose of this Section, the Commercial Districts C, S, C-H, and C-R are considered to be Commercial Zones. Signs in these districts are subject to all standards set forth in this Title and to the following additional standards

- (1) The following signs are permitted in Commercial Zones:
  - i. all signs listed in Section 15-5-020;
  - ii. Billboards shall be permitted by Conditional Use Permit only in C-H and C-R zones;
  - iii. Electronic Message Signs;
  - iv. Ground Signs; and
  - v. Neon Signs.
- b. All signs shall be set back ten feet (10') from existing or future public street right-of-way lines. Setback shall be measured from the right-of-way line to the nearest part of the sign extending toward such line.
- c. No projection of any sign shall be allowed into the required side yard where a Commercial Zone abuts any Residential Zone or residential use.
- d. The maximum area of Wall Signs on main buildings shall not exceed ten percent (10%) of the front face and five percent (5%) of any other building face. If no Ground Signs are proposed, the coverage of the front face of a building may be increased to fifteen percent (15%). For the purpose of this Title, canopies over gasoline islands shall be considered accessory structures and may have Wall Signs incorporated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures.

- e. The following provisions shall apply to Ground Signs:
- i. Lot frontage of at least 100 feet is required before a Ground Sign will be permitted;
  - ii. For each commercial lot or commercial complex with between 100 feet and 300 feet of frontage on a public street, one Ground Sign may be  
  
allowed for each separate street frontage. For each additional 300 feet of separate street frontage, one additional Ground Sign may be permitted;
  - iii. Ground Signs on individual lots, or commercial complexes, shall be separated by at least 100 feet from signs on adjacent lots. Where there are multiple signs on one lot or commercial complex such signs shall be separated by at least 200 feet;
  - iv. The area of a Ground Sign shall not exceed one square foot of area for each lineal foot of street frontage, or 200 square feet, whichever is less. This standard may be reviewed by the Planning Commission in conjunction with a Conditional Use Application and may be adjusted either up or down;
  - v. The maximum height of Ground Signs at the minimum setback shall be twenty feet (20') above the elevation of the top of curb nearest to the sign. This height may be increased to a maximum of forty feet (40') if the sign is set back an additional 1.5 feet for each foot of height over twenty feet (20'). These standards may be reviewed by the Planning Commission in conjunction with a Conditional Use Application and may be adjusted either up or down; and
  - vi. On corner lots, Ground Signs shall be set back thirty feet (30') from the intersection of property lines.
- f. The following provisions shall apply to Billboards:
- i. Billboards shall comply with the height standards established above for Ground Signs;
  - ii. Billboards shall not exceed 300 square feet in total area unless an increase is specifically approved by the Planning Commission in conjunction with a Conditional Use Application; and

- iii. In those zones in which they are allowed, Billboards shall only be permitted within 200 feet of the right-of-way lines of U.S. Highway I-15 and 89.
- g. One Monument Sign may be allowed for each business on a lot, or in a commercial complex, provided that a minimum separation of fifty feet (50') is maintained between such signs and they are set back a minimum of twenty-five feet (25') from side property lines.

**15-5-040 Light Manufacturing and Business Zone.**

Signs and sign standards for the Light Manufacturing and Business (LM&B) Zone shall be as specified in Section 15-5-030 above, except billboards will not be allowed.

Amended 4/19/06, Ordinance 2006-28 -15-5-040